



**City of Bellevue
Development Services Department
Land Use Staff Report**

Proposal Name: Zheng Short Plat Amendment

Proposal Address: 16226 Northup Way

Proposal Description: Application for an Amendment to a Final Short Plat to modify the tree preservation plan shown on the face of the short plat (King Co. Rec. #20161227900003). The applicant requests the amendment in order to remove non-viable cottonwood trees, Douglas fir trees, and Western red cedar trees, and plant ten replacement trees within Lots 1-4. No other modifications to the short plat have been requested.

File Number: 18-105709-LF


Applicant: Jack Zheng, West Pacific Development, LLC

Decisions Included: Administrative Decision for a Modification to an approved Final Short Plat (Process II), Land Use Code 20.45B.240

Planner: Nick Whipple, Associate Planner

State Environmental Policy Act Threshold Determination: Exempt

Department Decision: Approval with Conditions



Nick Whipple, Associate Planner
Development Services Department

Application Date: February 22, 2018
Notice of Application: March 22, 2018
Minimum Comment Period: April 5, 2018
Decision Publication Date: November 29, 2018
Appeal Deadline: December 13, 2018 (14 days)

For information on how to appeal a proposal, visit the Permit Center at City Hall or call (425) 452-6800 [TTY (425) 452-4636]. Appeal of the Decision must be made with the City Clerk by 5 PM on the date noted for appeal of the decision.

I. DESCRIPTION OF PROPOSAL

The applicant, Jack Zheng, is seeking an Amendment to a Final Short Plat to modify the tree preservation plan shown on the face of the short plat, specifically Sheet 3 (King Co. Rec. #20161227900003). The applicant requests the amendment in order to remove two non-viable cottonwood trees (T4 and T5), two Douglas fir trees (T2 and T3) which abut Medina Academy, and two Western redcedar trees (T1 and T6) which severely impact the development potential of Lot 2. The proposal will remove 101 diameter inches and plant ten replacement trees within Lots 1-4. No other modifications to the short plat have been requested.

The amended short plat requires two Big leaf maples (*Acer macrophyllum*) and one Western redcedar (*Thuja Plicata*) or Douglas fir (*Pseudotsuga menziesii*) to be planted on Lots 1 and 2, respectively, and one Big leaf maple (*Acer macrophyllum*) and one Western redcedar (*Thuja Plicata*) or Douglas fir (*Pseudotsuga menziesii*) to be planted on Lots 3 and 4, respectively.

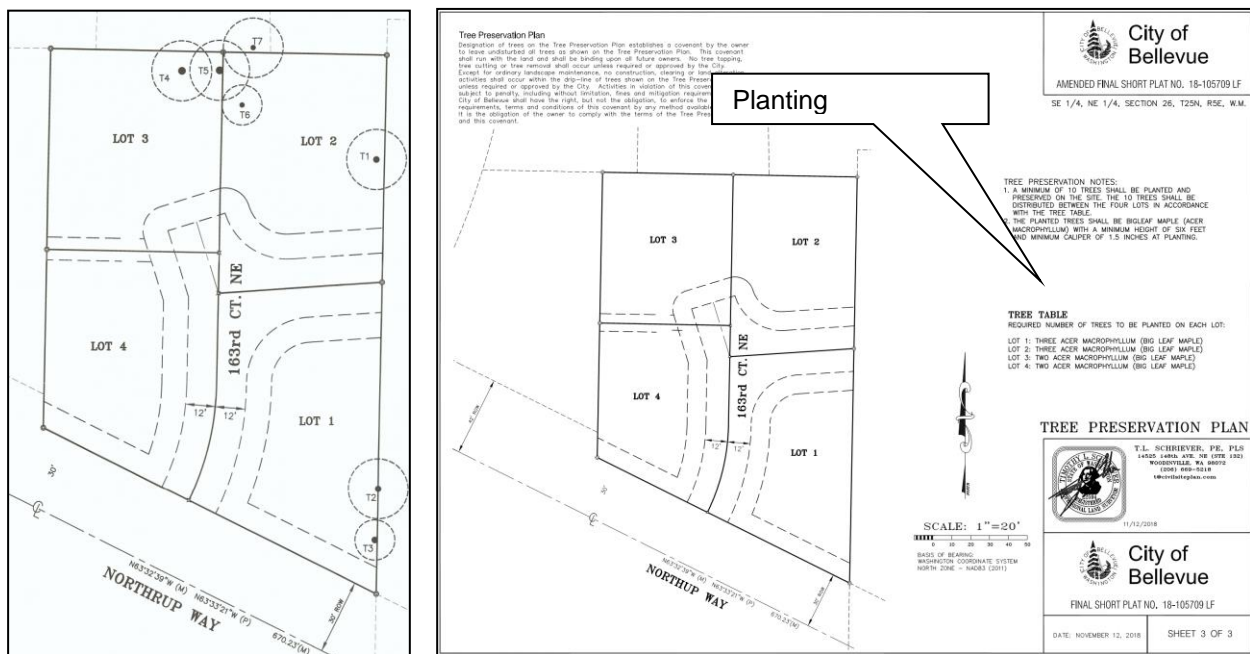


Figure 1 –Tree Preservation Plan Proposed Changes

II. SITE DESCRIPTION AND CONTEXT

The subject site is within an existing single-family neighborhood and is bordered by single-family dwellings to the north and west, and multi-family development on the south side of Northrup Way. Medina Academy, an elementary school and preschool, is located east of the property. The property is zoned R-7.5, is within the Crossroads Subarea, and has a Comprehensive Plan designation of Single-Family Urban Residential (SF-UR).

The site is virtually flat and will be developed in the future with one single-family dwelling per lot (4 homes total).

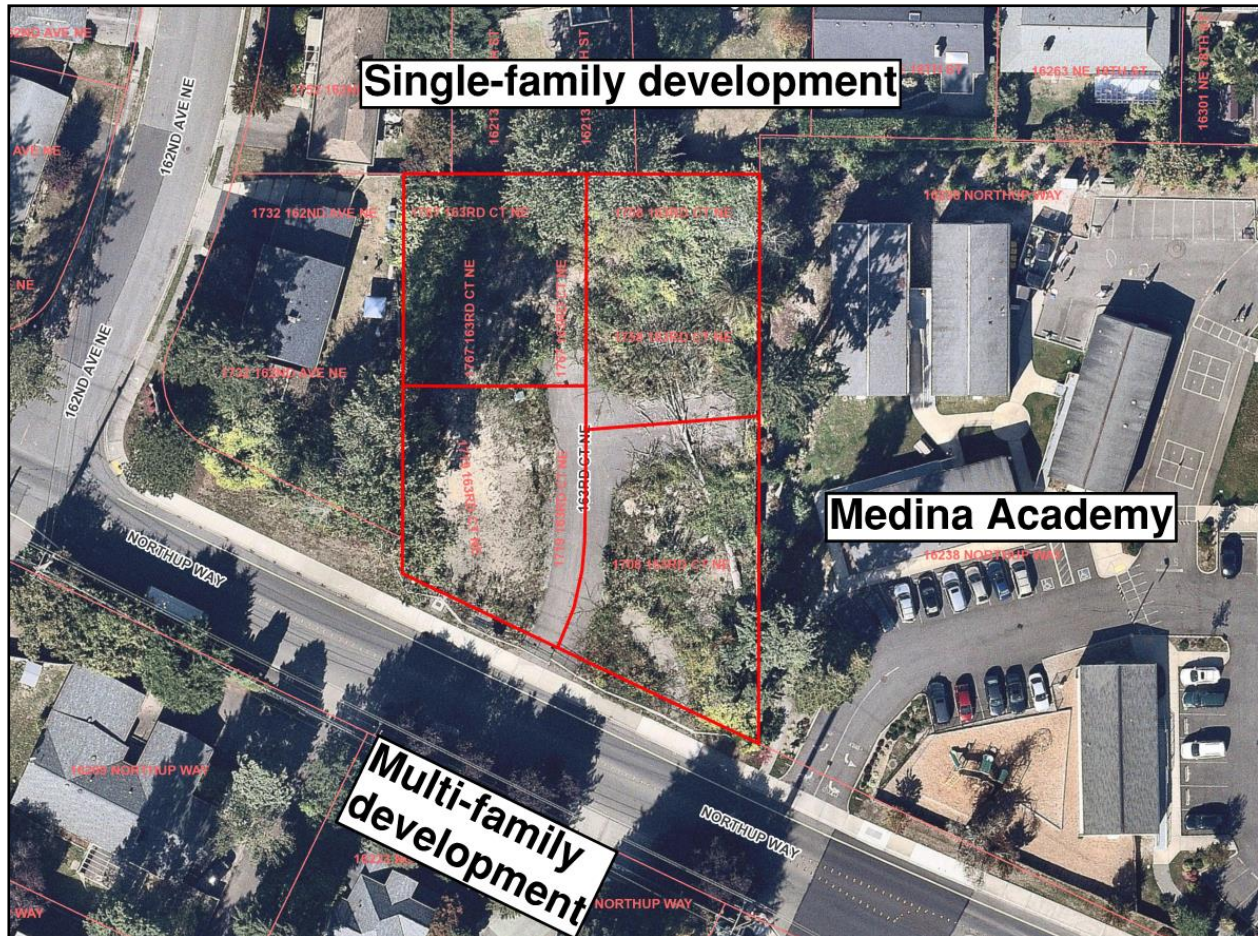


Figure 2 – Aerial Photograph

III. CONSISTENCY WITH LAND USE CODE/ZONING REQUIREMENTS

The proposed amendment will not have any effect on the required Land Use Code dimensional or density requirements for the R-7.5 zoning district, as applied to this property.

IV. STATE ENVIRONMENTAL POLICY ACT (SEPA)

There are no critical areas on this proposal site. Short Plats not containing Critical Areas are exempt from SEPA review pursuant to WAC 197-11-800(6)(a), BCC 22.02.032. Thus, the project proposal is Exempt.

V. SUMMARY OF TECHNICAL REVIEWS

No comments were received regarding this application by the Clear and Grade, Fire, Utilities, Transportation and Survey reviewers, as there were no concerns regarding this amendment request.

VI. PUBLIC COMMENT

Application Date:	February 22, 2018
Public Notice (500 feet):	March 22, 2018
Minimum Comment Period:	April 5, 2018

The project was publicly noticed in the City's Weekly Permit Bulletin and Seattle Times on March 22, 2018 with notice mailed to property owners within 500 feet of the project site. A public information sign was installed on the site the same day. No written comments were received regarding the proposal and there are no parties of record besides the applicant.

VII. DECISION CRITERIA:

Land Use Code 20.45B.220 Final Short Plat Decision Criteria: Subject to LUC 20.45B.240, the Development Services Director shall approve a final short plat if it conforms to all conditions and requirements of the preliminary short plat approval. LUC 20.45B.240.B states that short subdivisions may be revised in accordance with the following requirements:

- 1. All affected ownership interests within the originally recorded short subdivision must be a party to the revision application, or must express written agreement to the proposed revision, including written agreement to accept ownership of any property, or to transfer or convey ownership of any property, which may be necessary as a result of the revision.**

Finding: *The modification to the originally recorded short plat was requested by the property owner. The four lots in question are currently owned by the applicant. Therefore, this requirement has been satisfied.*

- 2. Any features contained in the original short subdivision which have been relied upon in subsequent land development or land use planning decisions and which are still applicable at the time of application shall be incorporated in the short subdivision revision, unless such features are provided by other legal means at the time of short subdivision revision.**

Finding: *All features contained in the original Zheng Short Plat approval are required to be incorporated into the final short plat mylar. The short plat modification is taking advantage of the tree replacement option allowed in LUC 20.20.900.G in order to remove two non-viable cottonwood trees (T4 and T5), two Douglas fir trees (T2 and T3) which are along the east side of the fence line abutting Medina Academy's property, and two Western Red Cedar trees (T1 and T6) which severely impact the development potential of Lot 2. Besides tree replacement, no other modifications to the short plat have been requested. See Conditions of Approval in Section IX.*

3. **Procedures and requirements established by this chapter for preliminary short subdivision approval shall be applicable to revision requests. Revisions shall comply with applicable conditions and provisions of the original plat or short plat and shall not adversely affect access, easements, or any land use requirements as provided for in the laws of the City.**

Finding: *The Zheng Short Plat Amendment was processed per the requirements of LUC 20.45B.240. The short plat amendment complies with all applicable conditions and provisions of the original short plat. The amendment to plant replacement trees will not adversely affect access, easements, or any land use code requirements.*

4. **Approval of any revision shall be filed and recorded as a supplemental declaration of short subdivision which shall contain the adjusted legal description and shall be effective upon being recorded by the Development Services Department with the King County Department of Records and Elections and upon receipt of proof of recording.**

Finding: *The applicant is required to record the amended short plat. The proposed changes will not affect the current legal description.*

VIII. CONCLUSION AND DECISION:

After conducting the various administrative reviews associated with this proposal, including applicable Land Use consistency, City Code, and standard compliance reviews, the Development Services Director does hereby **APPROVE** the Zheng Final Short Plat Amendment **with conditions**.

IX. CONDITIONS OF APPROVAL:

The following conditions are imposed under authority referenced:

COMPLIANCE WITH BELLEVUE CITY CODES AND ORDINANCES

The applicant shall comply with all applicable Bellevue City Codes, Standards, and Ordinances including but not limited to:

Applicable Codes, Standards and Ordinances

Fire Code – BCC 23.11
Land Use Code – BCC Title 20
Transportation Development Code – BCC 14.60
Utility Code – BCC Title 24
Clearing and Grading – BCC 23.76

Contact Person

Derek Landis, 425-452-4112
Nick Whipple, 425-452-4578
Molly Johnson, 425-452-6175
Mo Sambou, 425-452-4853
Janney Gwo, 425-452-6190

1. Incorporation of Features in Zheng Short Plat

All features contained in the original preliminary short plat approval shall be incorporated into the final short plat mylar.

AUTHORITY: Land Use Code 20.45B.240

REVIEWER: Nick Whipple, Development Services Department

2. Required Plantings

The ten replacement trees shown on Sheet 3 of the revised Zheng Short Plat shall be planted amongst Lots 1-4 prior to each building permit being issued.

AUTHORITY: Land Use Code 20.45B.240

REVIEWER: Nick Whipple, Development Services Department